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Doc#: 0420942373 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 07/27/2004 11:24 AM Pg: 1 of 3

TRUSTEE'S DEED

MAIL RECORDED DEED TO:

R-J-Pauls 619 S-Addison Pd. Addison In 60101

PREPARED F.Y:
FOUNDERS BANK
TRUST DEPART MENT
11850 SOUTH HAPLEM AVE.
PALOS HEIGHTS IL 103463

Note: This space is for Recorder's Use Only

THIS INDENTURE, made this 28th day of June, 2004, between FOUNDERS BANK, a corporation of Illinois as Trustee under the provisions of a decade deeds in trust duly recorded and delivered to said FOUNDERS BANK in pursuance of a trust agreement dated the 2-th day of April, 2001, and known as Trust Number 5894 party of the first part and Rajanikant V. Patel and Nisha Patel, His wate, as Joint Tenants, 227 Wren Court, Bloomingdale, IL 60108, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS AND NO CENTS, and other good and valuable consideration in 'land paid, does hereby grant, sell, convey and quit claim unto said party of the second part, the following described real estate, situated in COOK County, Illinois,

to wit:

5225121 W

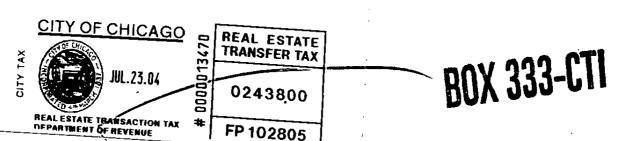
EE LEGAL DESCRIPTION ATTACHED AS VINIBIT

PIN: 17-17-429-045-1006

COMMONLY KNOWN AS: 1035 West Taylor Street, Unit 6, Chicago, IL 60607 together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, 1 enefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in aid trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery thereto.



3 Ar

0420942373D Page: 2 of 3

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Vice President/Trust Officer and attested to by its Assistant Vice President the day and year first above to the seal to be hereto affixed and has caused its name to be signed to these presents by its Vice President/Trust Officer and attested to by its Assistant Vice President the day and year first above to the seal to be hereto affixed and has caused its name to be signed to these presents by its Vice President/Trust Officer and attested to by its Assistant Vice President the day and year first above to the seal to be hereto affixed and has caused its name to be signed to these presents by its Vice President/Trust Officer and attested to by its Assistant Vice President the day and year first above to the seal to the seal to be hereto affixed and has caused its name to be signed to these presents by its Vice President/Trust Officer and attested to by its Assistant Vice President (Inc.).

By:

Brian Granato

Vice President/Trust Officer

Book President Vice President

STATE OF ILLUNOIS

UA

COUNTY OF COOL }

The undersigned, a Notary Puclic in and for said County, in the State aforesaid, does hereby certify that Brian Granato and Barbara J. Ralson, Officers of said Company, personally known to me to be the same persons whose names are subscribed to the folegoing instrument as such VP/Trust Officer and Asst. Vice President respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth; and the said AVP and also then and there acknowledge that SHE as custodian of the corporate seal of said Company, did affix the said corporate seal of said company to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28th day of June, 2004.

"OFFICIAL SEAL"
MARYANN RUSSELBURG
Notary Public, State of Illinois
My Commission Expires 5/03/2005

May an Russellies

NAME AND ADDRESS OF TAXPAYER:

ROJANIKANT PATER & NIJHA

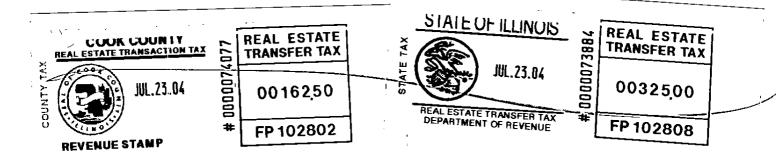
1035 W. TAYLOR 2W

Chicyo F1 60607

COUNTY-ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF FAR AGRAPH_SECTION 4, REAL ESTATE TRANSFER ACT.

DATE:

Buyer/Seller/Representative



0420942373D Page: 3 of 3

LEGAL DESCRIPTION

Unit6 in 1033-37 W. Taylor Street Condominiums as delineated on the survey of the following real estate: Lots 30, 31, and 32 (Except the East 2.00' feet of said lot 32) in H.D. Gilpin's Subdivision of Block 23 in Canal Trustees' Subdivision of the Southeast 1/4 of Section 17, Township 39 North, Range 14, East of the Third Principal Meridian; which survey is attached as Exhibit "A" to the declaration of Condominium, recorded as Document #0011109169; Together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

limited common elements, as delinested on the survey attached to the The exclusive right to the use of P9, 86, DU6 Declaration aforesaid, recorded as Document #0011109169.

Parts of 17-17-429-014-0000

Property Address: 1033-37 West Taylor Street, Unit 6, Chicago, Il 60607

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the declaration of condominium, aforesaid, and grantor reserves to itself, its successors and actigns, the rights and easements set furth in said declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, cover and, conditions, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were related and stipulated at length herein.

Subject to: (a) general real estate taxes not due at the time of arting; (b) the Condominium Property Act of the State of Illinois, as amended from time to time; (c) the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) encroachments, if any (f) acts done or suffered by Purchaser of anyone claiming by, through or under purchaser, (g) utility easements, if any, whether mounded or unrecorded; (h) leases and licenses affecting the Common Elements; (i) covenants, conditions, restrictions, permits, case as as agreements of record; and (j) liens and other matters of title over which Chicago Title Insurance Company is willing to in over without cost to Purchaser. in.

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